



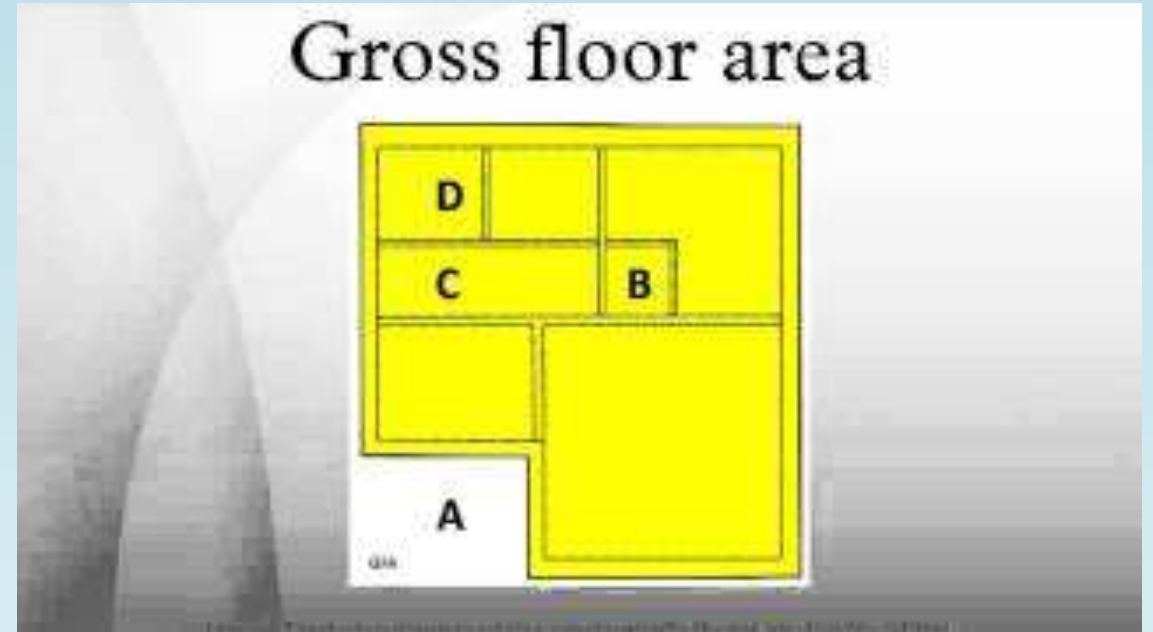
# Text Amendment to amend the definition of Gross floor area, outdoor.

Amend Chapter 40 Sec 40-548 – Definitions.

Applicant: Town of Carolina Beach

# Background

- Council requested staff look at definition of gross floor area, outdoor regarding the parking requirements for eating and drinking establishments
- Current eating and drinking establishment parking requirements adopted in 2008
  - Changed parking requirement from spaces per seat to gross floor area calculation in 2009



# Current ordinance allowance

- No parking required for outdoor GFA if the establishment is within 500 feet of public parking
- 50% reduction shall apply to outdoor GFA if establishment is not within 500 feet of public parking



# Current definition

*Gross floor area, outdoor* means any unenclosed areas where business is conducted. The area shall be considered enclosed if any type of vertical surface other than typical mesh screening has been installed, whether temporary or permanent. Vertical surfaces shall include plastic roll downs, or similar devices that prevent the free flow of air and weather into the commercial area. Gross floor area is measured from the exterior building walls of the use and includes all floors where the business is conducted.



# Amended Chapter 40 Sec 40-548 – definition

*Gross floor area, outdoor*, means any ~~unenclosed~~ unheated areas where business is conducted. Any outdoor areas shall meet NC building code. ~~The area shall be considered enclosed if any type of vertical surface other than typical mesh screening has been installed, whether it is on a temporary or permanent basis. Vertical surfaces shall include plastic roll downs or similar devices that prevent the free flow of air and weather into the commercial area. Vertical surfaces shall not include enclosures for garage areas.~~



## Land Use Plan Consistency

General Conformity with the Land Use Plan by promoting a healthy year-round economy.

### Recommendation:

Staff recommends approval, the clarified language provides clearer guidance for enforcement.

Planning and Zoning recommended unanimous approval.



# Motion

## Approval

- The Council, whereas in accordance with the provisions of the NCGS, does hereby find and determine that the adoption of the following ordinance amendment to Amend Chapter 40, Art. XVIII. Definitions to amend the definition of Gross floor area, outdoor is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans or
- Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents.
- Further Direction/Discussion